FOR MYSORE STATE

19 —

Revenue Dept.

No 2448 Rev
9-9- —

2448

action - land - Bellary - Bellary
& taram - T.S No 95/2 - Ward
favour of D.C.C. Stores, Bellary for
Construction of godown - Sanctioned

Further Papers

- MS 953 Revenue 17.4.51

Revenue Department.
Subject.

ALIENATION - Land - Bellary District - Bellary Taluk and town T.S. No. 95/2 -- 1-68 acres in Bellary Taluk Office compound - Proposals in favour of B.C.C. Stores, Bellary - for construction of godowns - Offices and Guest Houses - Submitted.

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Reference No.E.5619/50-1

Madras. Dated the 31st August, 1950.

From
Sri A.F. Mascarenhas, I.A.S., Secretary,
Board of Revenue, Madras.

Sri V.R.S. Sattianathan, I.C.S., Commissioner
of Land Revenue.

Read: From the Collector of Bellary Rc.12141/50-A2 dated 27.8.50 with alienation statement with a copy of the Resolution of General Body Meeting of B.C.C. Stores Ltd.,

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Reference:

At the instance of the Collector of Bellary, the Board recommends the alienation of the plot of land comprised in T.S. No. 95/2 of Bellary Town of Bellary Taluk in Bellary District measuring Ac.1.68 acres in favour of the President, The Bellary Central Co-operative Stores Ltd., Bellary, for use as the site of godowns, Offices and guest houses for the use of the stores.

2/- The alienation will be free of charge for the occupancy right but subject to ground rent at Rs.6.4.0 an acre which will be liable to revision according to the rules in force at the time of such revision and subject to the payment of Rs.322.8.0 being the value of the trees standing on the land and the cost of compound wall at the rate to be certified by the P.W.D. and subject also to the following conditions:--

(1) The land shall be used as the site for buildings, godowns, offices and guest houses for the use of the Bellary Central Co-operative Stores Ltd., Bellary and for no other purpose.

(2) The above buildings shall be constructed within a period of two years from the date of the grant....

(3) No building other than those specified in condition(1) shall be constructed on the land without the previous permission of the Collector of the District.

(4) The market value of the land shall be collected if at any time it is found that the grantee derives a substantial income from the land. The Collector shall decide whether a net income is derived from the land or not and his decision shall be final.

(5) The land shall not be alienated without the previous permission of the Collector of the district.

(6) The buildings shall be managed and maintained effectively to the satisfaction of the Collector.

(7) The grantee shall execute the repairs which in the opinion of the Collector of the district are considered necessary whenever required by him to do so.

(8) The Government may resume the land wholly or in

in part with any buildings thereon, in the event of the infringement any of the conditions of the grant. In the event of such resumption no compensation shall be payable for any improvements that may have been effected, or other works that may have been executed on the land by the grantee and the grantee shall not be entitled to the repayment of any amount that may have been paid to the Government for the grant If there are buildings on the land, the Government may direct the grantee to remove them and if the grantee refused to remove them when so directed the Government or any officer empowered by them in this behalf shall have power to remove the buildings and realise the cost of such removal by the sale of the materials.

(9) The Government may resume the land wholly or in part with any buildings thereon if in the opinion of the Government the land is required for public purposes or for conducting mining operat: In the event of such resumption, or in the event of the acquisition o the land for any reasons, the compensation payable for the land and trees, shall in no case exceed the amount paid for them by the grant or their value at the time of resumption or acquisition whichever ma be less, and the compensation payable for buildings or other improvements shall in no case exceed the amount paid for them by the grante at the time of alienation or their value at the time of resumption or acquisition, whichever may be less together with the initial cost or the value at the time of resumption or acquisition, whichever may be less, of any buildings erected or other improvements effected on the land by the grantee in accordance with the terms of the grant. The amount of any grant made by the Government towards the cost of t buildings or other improvements shall be deducted from the compensat payable under this condition. But in no circumstances shall any compensation be paid by the Government in respect of buildings constructed in contravention of condition (3).

(10) In the event of the voluntary relinquishment of the land by the grantee, no compensation shall be payable for any improv ments that may have been effected or for works that may have been executed on the land by the grantee but the grantee shall be entitl to the repayment of any amount that may have been paid to the Gover ment for the grant, of the value of the land at the time of relinqui ment, whichever may be less.

(11) The Government reserve to themselves the right to all sandal-wood trees and their branches and roots which exist at the time of alienation as well as those which may grow subsequently on the land and the Government shall be at liberty to cut or dig out any such trees or their roots and branches and remove them from the land and dispose of them at their pleasure. The alienee shall not entitled to cut or remove them or cause them to be cut or removed without the permission of the Collector of the District.

(12) The alienee shall take all reasonable measures to the satisfaction of the Collector of the district for the protection of the sandal-wood trees from theft or damage and for the careful protection of the immature trees growing on the land.

(13) The alienee shall take the steps to see that the marks made by the officers of the Government on the sandalwood trees are preserved and are not tampered with; and

(14) In the event of the infringement of, or failure to observe any of the conditions (1) to (13), the alienee shall pay to the Government such compensation as is determined by the Collector o the district for any loss or damage caused by such infringement or

or failure on his part. The Government shall also be at liberty to resume the land and re-enter on it and the whole land shall thereupon vest absolutely in the Government. In that case the alienee shall not be entitled to any compensation whatever.

3/- The Board requests that pending alienation of the land the Bellary Central Co-operative Stores may be permitted to occupy the land, as foundation for the building is proposed to be laid on 26-9-50.

For Secretary.

To the Secretary to Government, Revenue Department Madras with alienation statement (copy of resolution of the General Body meeting of the Bellary Central Co-operative Stores Ltd., and 2 sketches to be returned.

yrm. 31/8/p.

Copy of Bellary Collector's letter No. 12141/50-A2 dated 29.8.50 to the Secretary to the Board of Revenue, Madras.

Alienation - Land - Bellary District Taluk and Town - T.S. No. 95/2 - 1.68 acres in Bellary Taluk Office compound proposals in favour of the President, B.C.C. Stores - Bellary for construction of godowns offices and guest houses - submitted

The President, the B.C.C. Stores Ltd., Bellary has applied for a plot of vacant land measuring 1.68 acres in the Bellary Taluk Office compound, free of market value, for construction of godowns offices and guest houses for the use of the stores. He has agreed to abide by the General and Special conditions of alienation.

2/- The site is not required for any Government purpose. The Executive Engineer, Bellary has been consulted; he has no objection to the proposed alienation of the site to the B.C.C. Stores. The Buildings proposed to be built by the stores neither interfere nor mar the beauty of the existing Government buildings in the compound. On the other hand they may add to their beauty.

3/- A.1. notice inviting objections, if any, to the proposed alienation, has been published and no objections have been received. The site has been surveyed and subdivided as T.S. No. 95/2 measuring 1.68 acres. There are, 7 margosa; 3 tamarind, and 2 "Kukkudikai" trees on the site. The trees have been valued at Rs. 322/8/0 by the Revenue Divisional Officer, Bellary. The portion of compound wall, which forms the eastern and southern boundaries of the site has been valued at Rs. 6900/- by the M.I.O. Bellary at Government schedule of rates The value of the site has been fixed at Rs. 2-0-0 a square yard by the Tahsildar and the Revenue Divisional Officer, Bellary. The value of the site works out to Rs. 16,262-6-0. The above valuations are reasonabl

4/- The B.C.C. Stores is a corporate body registered under the Co-operative Societies Act. It is devoted to promote thrift, self help, and mutual aid among people of all communities. It is striving to bring about better methods of distribution of foodgrains and other necessities of life in the District. It is thus serving the public and deserves all possible encouragement from the Government. It does not derive any other income from the buildings to be constructed. I therefore recommend the alienation of the site and the portion of compound wall forming its eastern and southern boundaries, free of market value for the occupany right, and subject to payment of cost of compound wall, tree value and ground rent at Rs. 6-4-0. an acre. As the market value of land exceeds Rs. 1000/- in this case, the sanction of State Government may kindly be obtained under B.S.O. 24(2).

5/- Copies of Resolution of the Bellary Co-operative Central Stores Ltd., Bellary, alienation proposals in the prescribed form, draft conditions of alienation and a topo-sketch are enclosed.

6/- I also recommend that pending alienation of the land, the President of the stores may be permitted to enter upon and occupy the land as he wishes to get the foundation for the buildings laid on

25-9-50

APPENDIX (XXIX) (B.S.O.24)

Application for alienation of the land in which the proprietory right belongs to the State.

District.	Bellary.
1. Description and area.	T.S.No.95/2 of Bellary town in Bellary Taluk measuring 1.68 acres.
2. Market value	1. Land--Rs. 16262-6-0 at Rs. 2-0-0 per Sq. yard. 2. Trees. 322-8-0 3. Compound wall Rs. 6900-0-0 Total: 23,484-14-0.
3. Alienee and purpose of alienation.	The President of the Bellary Central Co-operative Stores Ltd., Bellary for construction of godowns, office buildings, and guest houses for the use of the stores.
	The site, trees on it and the compound wall may be alienated in favour of the President, B.C.C. Stores free of market value for the occupancy right, and subject to payment of cost of compound wall, tree value and ground rent at Rs. 6.4.0 per an acre per annum.

/true copy/

Proceedings of the General Body meeting of the Bellary Central Co-operative Stores Ltd., Bellary held on 13th August, 1950 in the premises of the stores at 3.P.M.

Present:

1. Sri H. Linga Reddy, President.	1
2. Representatives of the Co-operative Stores, Societies and Institutions.	7
3. Individual members.	18.
Total.	26

Read the following:--

1. Acquisition of site measuring about 2 acres in the Bellary Taluk Office compound to the East of District Agricultural Office Building for construction of a building for the Central Stores.

Res;- " Resolved to construct an office building and godowns for the Central Co-operative Stores at a cost not exceeding Rs. 2/- Lakhs and to authorise the Board of Directors to take all necessary steps towards this and to call for tenders and decide.

2/- Construction of a building, godowns, etc., for the Central Stores at a cost of Rs. 2/- Lakhs (Two Lakhs) to meet the cost from the following funds:--

		Rupees.
Building Fund.	..	48,980
Reserve Fund.	..	1,00,000
General Funds.	..	51,020
Total.		2,00,000

and to request the Registrar to accord necessary permission.

Res;- " Resolved also to utilise all the building fund for the purpose and to request the Registrar to permit the utilisation of the Reserve Fund to the extent of a lakh of rupees in business so as to enable the stores to put up the aforesaid office building and godowns, Passed Unanimously.

3/- To request the Registrar to approve as a special case to carry 25% of the net profit made in the Rice Trading Scheme to the Rice Reserve Fund for the year 1949-50 instead of 50% as at present.

Res;- "Resolved to request the Registrar to approve as a special case, the proposal to carry "25% of the net profits made in the Rice Trading Scheme to the Rice Reserve Fund for the year 1949-50 instead of 50% as at present. Passed unanimously.

Sd. H. Linga Reddy,
President.

/true copy/

yrm. 31/8/p.

For Secretary.

Rev Dept

Read:- from the Bd of Rev Refce No 2. 5619/50-1 d 31.8.50

G.O. Ms No 2448 Revd 9.9.50.

The Govt. sanction the alienation of the plot of land comprised in T.S. No 95/2 of Bellary town and taluk, Bellary district measuring 1.68 acres in favour of the President, the Bellary Central Cooperative Stores, Ltd., Bellary, for use as the site of godowns, offices and guest houses for the use of the Stores.

2. The alienation will be free of charge for the occupancy right, but subject to ground rent at Rs 6-4-0 an acre which will be liable to revision according to the rules in force at the time of such revision and subject to the payment of Rs 322-8-0 (Rupees Three hundred and twenty two and annas eight only) being the value of the trees standing on the land and also to the payment of the cost of the compound wall at the rate to be certified by the P.W.D. and subject also to the following conditions:—

(1) The land shall be used as the site for ~~buildings~~, godowns offices and guest houses for the use of the Bellary Central Cooperative Stores, Ltd., Bellary and for no other purpose.

(2) The above building

constructed within a perio
of two years from the date of the
grant building
(3) No other than those specifie
in condition (1) shall be constructed
on the land without the previous
permission of the Collr. of the dis
(4) The market value of the
land shall be collected, if at a
time it is found that the grant
derives a substantial income f
the land. The decision of the Co
whether a net income is derived
from the land or not shall be
final.
(5) The land shall not be
alienated without the previous
permission of the Collr. of the d
(6) The buildings shall be
managed and maintained
efficiently to the satisfaction of
the Collr.
(7) The grantee shall execut
the repairs which in the opinion o
the Collr. of the dt are considered
necessary whenever required by
him to do so
(8)

To A.S.

~~The proposals of the Bd of Rev. on pp 1-3 &~~ The draft order on pp 1-4 above and the Rev. notes on p 4 above may be perused and the file ~~to be returned to Rev.~~ may be passed on to ~~P.W.D.~~ P.W.D. fin.

M 6.9.50
D.S

6.9.50 6/9/1. 6/9/50

P.W.D
fin
fin

P.W.D.C.S.

Dis no 90614 B2 I 50-1
6-9-50

May be perused and passed on to fin

7.9.50 9/9/50 2/9/50 7/9/50

fin

P.W.D. no
Le 2834/50-1
8-9-50

Finance (Accts)

The draft order on pp 1-4 above may be accepted.

8.9.50 8.9.50 8/9/50

Rev

Rev Dept

To AS

Please see the notes of Dev, P.W & fin Depts above. The draft order on pp 1-4 ante may issue

8/9/50 9.9.50

9.9.50

H.M (L.R) desired to see this. The draft order will be issued.

9.9.50 9/9 H.M (L.R)

ADDL. ASST. SECRETARY TO GOVERNMENT
6 SEP 1950
4983
PUBLIC WORKS DEPARTMENT

SENIOR ASSISTANT SECRETARY, FINANCE DEPARTMENT
7 SEP 1950
7924
GOVERNMENT OF MADRAS

THIRD ASSISTANT SECRETARY TO GOVERNMENT
6362A.
8 SEP 1950
REVENUE DEPARTMENT

8-9-50

8/9/50